



SANDY CITY PARKS & RECREATION ADMINISTRATION & COMMUNITY CENTER at ALTA CANYON

FINANCIAL FEASIBILITY SUMMARY

| SPACE | AREA (Sq. footage) | Initial Capital Cost Range per sf | Initial Capital Cost Range Totals | Annual Operating Costs | Annual Revenue Potential | Annual Profit Potential |
|---|-----------------------|--------------------------------------|--------------------------------------|---------------------------|-----------------------------|----------------------------|
| Double Gymnasium | 12,391 | \$230.00 - \$250.00 /sf | \$2,849,930 - \$3,097,750 | \$98,900 - \$128,400 | \$192,465 - \$262,260 | \$64,065 - \$163,360 |
| Multi- Purpose Room | 3,171 | \$215.00 - \$230.00 /sf | \$681,765 - \$729,330 | \$44,800 - \$58,000 | \$52,880 - \$70,760 | (\$5,120) - \$25,960 |
| ADDED Fitness: Cardio & Strength ** | 2,000 | \$225.00 - \$245.00 /sf | \$450,000 - \$490,000 | \$20,400 - \$25,500 | \$50,740 - \$62,865 | \$25,240 - \$42,465 |
| 2 nd Level Track | 6,000 | \$160.00 - \$180.00 /sf | \$960,000 - \$1,080,000 | \$6,800 - \$9,000 | \$12,775 - \$15,750 | \$3,775 - \$8,950 |
| ADDED Spinning Room ** | 600 | \$225.00 - \$245.00 /sf | \$135,000 - \$147,000 | \$18,900 - \$23,300 | \$29,150 - \$35,730 | \$5,850 - \$16,830 |
| Party Room(s)* | 600 | \$215.00 - \$235.00 sf | \$129,000 - \$141,000 | \$7,250 - \$11,000 | \$18,000 - \$24,000 | \$7,000 - \$16,750 |
| Indoor Pool | 8,000 | \$300.00 - \$330.00 /sf | \$2,400,000 - \$2,640,000 | \$185,050 - \$216,500 | \$190,225 - \$225,125 | (\$26,275) - \$40,075 |
| Splash Pad | - | | \$350,000 - \$500,000 | | | |
| Totals: | | | | \$382,100 - \$471,700 | \$546,235 - \$696,490 | \$74,535 - \$314,390 |

* Must be in conjunction with either the gym or the pool

** These areas currently exist as "reclaimed" spaces at Alta Canyon (i.e. in Racquetball Court or Conference Room). It is assumed that the existing space will return to original use.